

## Summary of Proposed **Senate Bill 108** (as of January 5, 2026)

Sponsors:

1. Donzella James
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3. Sheik Rahman
4. RaShaun Kemp
5. Ed Harbison
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11. Freddie Powell Sims
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Status: Senate Read Second Time on 03.04.2025

- This proposed bill applies to property owners’ associations.
- This proposed bill would amend O.C.G.A. § 44-3-232 of the POAA:
  - Giving unpaid medical bill liens statutory priority over the property owners’ association’s liens.
  - Limiting the automatic statutory lien rights of property owners’ associations such that there is no statutory lien unless and until the association offers to the owner participation in an ADR process and engages in same.
- This proposed bill would add a provision to the POAA, O.C.G.A. § 44-3-232.2:
  - Requiring property owners’ associations to adopt and promulgate a fair and reasonable ADR process.
  - Authorizing an owner to invoke said ADR process, at no fee to the owner
- This proposed bill would add a provision to the POAA, O.C.G.A. § 44-3-225:



- This bill would require property owners' associations to provide lot owners with a mandatory certificate of good standing each fiscal year if such assessments and other amounts due have been paid in full for that fiscal year.